

## Overview of NashvilleNext Community Plan Updates

Nashville has had a community planning program in place since 1988, when all of Nashville / Davidson County was divided into fourteen community planning areas (formerly known as “subareas”). The Community Plans are part of Nashville’s General Plan. The first few Community Plans were adopted as part of the 1980 General Plan. Most were adopted as part of the Concept 2010 General Plan that is being replaced by the NashvilleNext General Plan. Community Plans are periodically updated and amended. All of the fourteen Community Plans have been updated at least once since their original adoption and all have had several amendments. All of them are being updated and readopted as part of NashvilleNext.

The fourteen community plans are as follows:

- Antioch-Priest Lake
- Bellevue
- Bordeaux-Whites Creek
- Donelson-Hermitage-Old Hickory
- Downtown
- East Nashville
- Green Hills-Midtown
- Joelton
- Madison
- North Nashville
- Parkwood-Union Hill
- South Nashville
- Southeast
- West Nashville

The Community Plans followed various formats and contained different types and levels of content. Many of the changes being made to the Community Plans as part of NashvilleNext involve bringing them into a consistent format and bringing some of the content up to date, such as land use and demographic information. The new format for all Community Plans is as follows:

- Chapter 1
  - Description of the Community
  - History of the Community
  - History of the Community’s Planning Process
  - Community Demographic Information
  - Community Role in the County and Region
  - Relationship of the Community Plan to Other NashvilleNext Plan Elements
- Chapter 2
  - Growth and Preservation Map and the Community’s Role – Community Special policies
  - Community Character Plan
  - Special Policies
  - Development Scenarios

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- Enhancements to the Open Space System
- Enhancements to the Transportation System

The main substantive changes to the Community Plan documents are the removal of currently redundant or otherwise unnecessary Special Policy areas. Most of the Community Plans were adopted before the *Community Character Manual* (CCM), which was originally adopted in 2008 and has been updated three times since then. The CCM contains the policies used in the Community Plans and provides more detailed guidance than the policy manual that was used before 2008, called *Land Use Policy Application*. The CCM is also being updated and readopted as part of NashvilleNext. The updated CCM contains additional policy guidance that renders many of the Special Policies unnecessary. This is because most of the Special Policies actually covered common situations that are found throughout Nashville, such as zoning that is not consistent with policy, the need to establish careful transitions between higher and lower intensity areas, and historic sites.

Other substantive changes are found on the Community Character Policy Map. Most of these changes were made in the October 2014 draft that was reviewed and commented on by the public. These changes were made to:

- Align policies with the NashvilleNext Future Growth and Preservation Plan and NashvilleNext “Elements”
- Create new policies to implement the Growth and Preservation Plan
- Address issues that have come up during the development review process and/or community planning
- Make CCM more user-friendly for staff and community

Changes that have been made since the October 2014 draft Community Character Policy Map include those related to the addition of three new policy categories to the draft CCM since the October 2014 draft maps: District Civic, District Destination Retail, and District Transition. District Civic applies to most publicly owned land in the county except for parks, which remain in Open Space policy, and facilities such as airports, prisons, and electric substations that remain in District Impact policy. District Transition is a category that allows for small-scale offices and live-work uses and a mixture of housing type. District Transition is intended to provide a transition in use and intensity between higher and lower intensity areas. District Transition has only been applied to a handful of locations in the Community Plan updates. District Destination Retail is a category that was adopted by the Metro Planning Commission on February 26, 2015 in association with a Specific Plan zone change on the west side of I-24 at the Hickory Hollow Parkway interchange south of Bell Road. That is the only location where the policy has been applied. Other changes to the Community Character Policy Map were made in response to public comments that were made on the October draft map.

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Some Community Plans included Detailed Design Plans. Several of these predated the *Community Character Manual* and were created to provide more detailed policy guidance than that contained in the older policies in the *Land Use Policy Application* manual. Most of the Detailed Design Plans have been removed from their community plans because of the more detailed guidance that is now in the CCM. Those that remain are the *Rural Hill-Moss Road Detailed Design Plan* in the Antioch-Priest Lake Community and the *12<sup>th</sup> Avenue South Corridor Detailed Design Plan* and the *Midtown Study* in the Green Hills-Midtown Community.